

Chapter 16.13 (I) INDUSTRIAL ZONE.

Section 16.13.01 Purpose.

The Purpose of the (I) Industrial Zone is to provide an area in Wasatch County for the processing, assembling, manufacturing, warehousing, and storage of materials products and goods. The specific intent in establishing this zone is for the following purposes:

- (1) Facilitate the provision of goods, services and manufacturing in areas that are most appropriate, or in previously designated industrial areas, which will be least likely to conflict with residential or commercial core uses;
- (2) Keep services that are convenient for industrial business customers without detracting from residential, commercial and mixed-use cores;
- (3) Zone such districts in such a manner as to allow separation of other uses which will conflict either due to noise, odors, heavy truck traffic, appearance or other disturbances, and yet allow industrial uses to exist and prosper;
- (4) Maximize the location of various types of industrial uses in the most convenient and attractive manner;
- (5) Limit the number and placement of industrial uses that are likely to be incompatible within the entry corridors or sensitive lands of the County, and other surrounding uses;
- (6) Broaden the tax base and improve the economic base of the County;
- (7) Discourage the undesirable mixture of incompatible commercial, industrial, and residential uses; and
- (8) Control the uses that emit odor, dust, fumes or other undesirable impacts.